



November 17, 2023

Mayor Guthrie and Members of Council
City of Guelph
1 Carden Street
Guelph ON N1H 3A1

Dear Mayor Guthrie and Members of Council:

RE: Notice of Intention to Designate – 331 Clair Road (File No. “2023-433”)
OUR FILE: Y509BU

We act on behalf of 2488995 Ontario Ltd., with respect to the lands municipally known as 331 Clair Road in the City of Guelph (the “subject lands”). The purpose of this letter is to provide comments regarding the Notice of Intention to Designate 331 Clair Road under Part IV of the Ontario Heritage Act (the “NOID”) that will be considered by Council at its meeting of November 21, 2023.

By way of background, a Zoning By-Law Amendment Application was submitted to the City of Guelph on June 5, 2023 with supplementary information provided on August 30, 2023. The Zoning By-law Amendment application was deemed complete on September 18, 2023. A Public Meeting was held at the October 17, 2023 City Council – Planning Meeting.

The zoning by-law amendment application is required to permit the development of the subject lands with a stacked townhouse development containing 136 dwelling units. The proposal includes the relocation of the existing two-storey stone building on the subject lands to a location within the central amenity area. The proposal would result in the existing building being restored and adaptively reused as part of the redevelopment. The relocated building is proposed to be aligned with the site access such that it will be visible from Clair Road and is located to also serve as a focal point for the development.

The subject lands are listed as a built heritage resource on the City of Guelph’s Municipal Heritage Register of Cultural Heritage Properties. As such, a Heritage Impact Assessment was prepared and submitted in support of the Zoning By-law Amendment application. The Heritage Impact Assessment supported the relocation of the building and included a list of heritage attributes. City staff supports the identified heritage attributes, as indicated in the report to the Heritage Guelph Committee on October 10, 2023 and the November 21, 2023 staff report recommending issuance of the NOID.

Further, City planning and heritage staff have been generally supportive with regard to the approach to relocating the existing building.

We have been working collaboratively with City staff with respect to the proposed Zoning By-law Amendment application in an effort to resolve all technical issues, such that the application can be considered by Council at its meeting of December 12, 2023. The purpose of this letter is to request that the Notice of Intention to Designate be deferred until the Zoning By-law Amendment application is approved. This will allow these matters to be considered concurrently.

We thank you for your consideration of this request.

Yours truly,

MHBC

A handwritten signature in black ink, appearing to read "E. Elliott". The signature is written in a cursive, somewhat stylized font.

Emily Elliott, BES, MCIP, RPP
Partner

cc. Pete Graham, Jeff Robinson, Kevin Fergin